

RESOLUTION NO. 4-2014

Harrisburg Redevelopment Authority

WHEREAS, SECOND STREET BAPTIST CHURCH has submitted a proposal for the rehabilitation of one structure located at 1613A N. 5th Street and vacant lots at 1615 and 1617 N. 5th Street (PID 12-12-40, 12-12-41 and 12-12-42) (collectively, the "Property") for the purposes of developing and operating a drug and alcohol mentoring service; and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property, and has designated **SECOND STREET BAPTIST CHURCH** the Potential Developer in **Resolution No. 10-2013**; and

WHEREAS, SECOND STREET BAPTIST CHURCH has informed the Authority that its affiliated entity, **CHRISTIAN LOVE MINISTRIES, INC.** will be taking title and running the program; and

WHEREAS, plans have progressed to the level that staff has recommended that **CHRISTIAN LOVE MINISTRIES, INC.** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Harrisburg that (A) **CHRISTIAN LOVE MINISTRIES, INC.**, is hereby designated as Developer of the Property, and (B) the Executive Director and proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Contract, Quit Claim Deed, and related documents with the Developer for the conveyance of the Property, contingent upon the following conditions being met:

- A. The Property shall be developed as a drug and alcohol mentoring service facility.
- B. The final financial commitment, development plans, construction schedule, and construction budget shall be approved by staff of the Authority prior to settlement and shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
- C. The sale price shall be one dollar (\$1.00) and the Developer shall pay all Authority closing costs, fees and expenses, including but not limited to all reasonable attorney fees and all Real Estate transfer taxes.
- D. Settlement shall occur within 45 days from the date of satisfying all items listed in B, above, and within 12 months of the date of this Resolution.
- E. Construction shall commence within 30 days from the date of settlement, and shall be completed within 12 months from the date of settlement.
- F. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
- G. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Agreement.
- H. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.
- I. All other terms and conditions of **Resolution No. 10-2013** not in conflict herewith shall remain in full force and effect.

4-15-14

Date

Harold Benson

Secretary